

CITY OF NEWCASTLE



Final Draft June 30, 2008

Community Business Center

DESIGN GUIDELINES

Table of Contents

1.0 Site Specific Design

Downtown Sector	5
Lake Boren Sector	8
Coal Creek Sector	9

2.0 Site Design - *Applies to the Entire CBC*

A. SIDEWALKS	14
B. STREET TREES	15
C. STREET FURNISHINGS	16
D. PUBLIC OPEN SPACE	17
E. PEDESTRIAN LIGHTING	18
F. SCREENING OF TRASH & SERVICE AREAS	19
G. CURB CUTS	20
H. LOCATION OF PARKING	21
I. PARKING LOT SCREENING	22
J. PARKING LOT LIGHTING	23
K. PEDESTRIAN CONNECTIONS WITHIN PARKING LOTS	24
L. BUILDING SETBACKS	25

3.0 Building Design - *Applies to the Entire CBC*

A. ENTRANCES	27
B. TRANSPARENCY	28
C. FLOOR HEIGHT	29
D. WEATHER PROTECTION	30
E. MASSING/ARTICULATION	31
F. GROUND LEVEL DETAILS	32
G. ROOFLINE	33
H. SCREENING ROOFTOP EQUIPMENT	34
I. BLANK WALL TREATMENT	35
J. SCREENING OF PARKING STRUCTURES	36
K. BUILDING CORNERS	37

Application of Design Guidelines

The Design Guidelines apply to the Community Business Center of the City of Newcastle. All of the proposed design guidelines apply to new construction, but setting requirements for proposed exterior remodels presents an interesting problem. On the one hand, Newcastle's downtown would benefit greatly if all the guidelines were met when properties are significantly improved. On the other hand, no one wants to disadvantage property owners or discourage them from improving their buildings. The recommended solution is to establish two thresholds to gauge the extent of remodeling and set requirements based on what is practical and reasonable for that level of improvement.

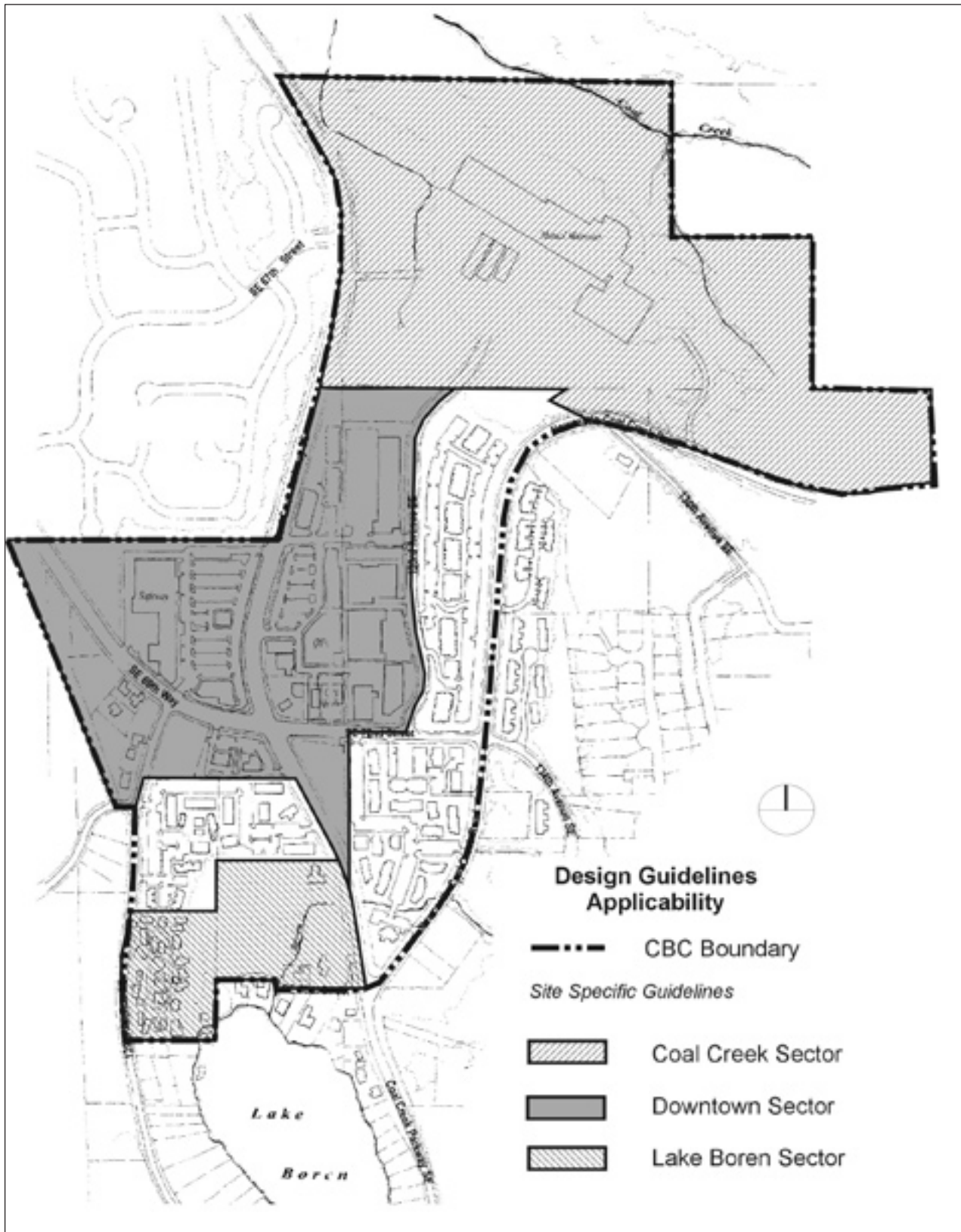
It is recommended that all remodels whose value exceeds 50% of the value of the existing structure, as determined by the City of Newcastle valuation methods, be designated as "major exterior remodels." All requirements which do not involve repositioning the building or reconfiguring site development shall apply to "major remodels."

For exterior remodels with value less than 50% of the building valuation ("minor exterior remodels"), it is only required that the proposed improvements meet the guidelines and do not lead to further nonconformance with the guidelines. For example, if a property owner decides to replace a window, then the window shall meet the guideline standards, but new pedestrian coverings are not required.

The guidelines do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

The guidelines are intended to supplement the other standards in the City of Newcastle Municipal Code. Where the guidelines and zoning ordinance standards conflict, the City shall determine which regulation applies.

for City Council Review July 30, 2008



CBC Boundaries with Site-Specific Related Design Guidelines Boundaries

1.0 Site-Specific Design Guidelines

Downtown Sector

INTENT:

- To reduce the negative impacts to adjacent properties.
- To increase pedestrian and vehicular circulation.
- To upgrade the overall visual quality in downtown Newcastle and maintain a human scale in new development.
- To take advantage of special opportunities to create a composition of buildings and landscape features.
- To create a focal point for the downtown area.

GUIDELINES:

- A. Develop an east-west pedestrian esplanade connecting commercial development on the east and west sides of Coal Creek Parkway north of the Newcastle Way intersection. Specifically:
- a) At the street-level within the Coal Creek Village Center and Coal Creek Market Place shopping center properties, develop the esplanade in conjunction with the existing access roads consistent with a traditional “Main Street” orientation and profile.
Provide the following features:
- Sidewalks that comply with guideline 2.0, A. on “All CBC Streets”
 - Street Trees that comply with guideline 2.0, B.
 - Pedestrian Lighting that complies with guideline 2.0, E.
 - Consider parallel parking on access roads
 - Pedestrian amenities, including seating, landscaping, and art features.
 - Pedestrian-oriented facades*
- b) Provide for the esplanade’s development above-grade within the Coal Creek Village Center and Coal Creek Market Place shopping center properties.
Provide the following features:
- Sidewalks that comply with guideline 2.0, A. on “All CBC Streets”

** Pedestrian-Oriented Facades - The ground floor facades facing pedestrian-oriented streets and public parks shall feature “pedestrian friendly” streetfront facades which consist of one or more of the following characteristics:*

- 1. Transparent window area or window displays along the majority of the ground floor facade.*
- 2. Sculptural, mosaic or bas-relief artwork over the majority of the ground floor facade.*
- 3. Public Open Space - (see Guideline 2.0 D) at least 500 SF must be located along the sidewalk for every 100 linear feet of facade as measured along the property line adjacent to the street ROW. The pedestrian-open space shall also include at least 200 SF of landscaping for every 100 linear feet of building facade as measured along the property line adjacent to the street ROW. The landscaping must conform to the planting standards contained in the City Code.*

for City Council Review July 30, 2008

- Convenient access from and to street level
 - Pedestrian Lighting that complies with guideline 2.0, E.
 - Pedestrian amenities, including seating, landscaping, and art features
 - Pedestrian-oriented facades*
- c) Where not adjacent to vehicle access roads (between Coal Creek Market Place and 132nd Avenue SE), provide the following:
- 20 foot wide minimum corridor. The corridor must include at least a 12 foot wide unobstructed walkway.
 - Pedestrian lighting
 - Pedestrian amenities, including seating, landscaping, and art features
 - Pedestrian-oriented facades*

Provide a series of public plaza spaces along the pedestrian esplanade.

Specifically, provide 500 square feet of public open space (see Guideline 2.0 D) per each 300 lineal feet of the esplanade.

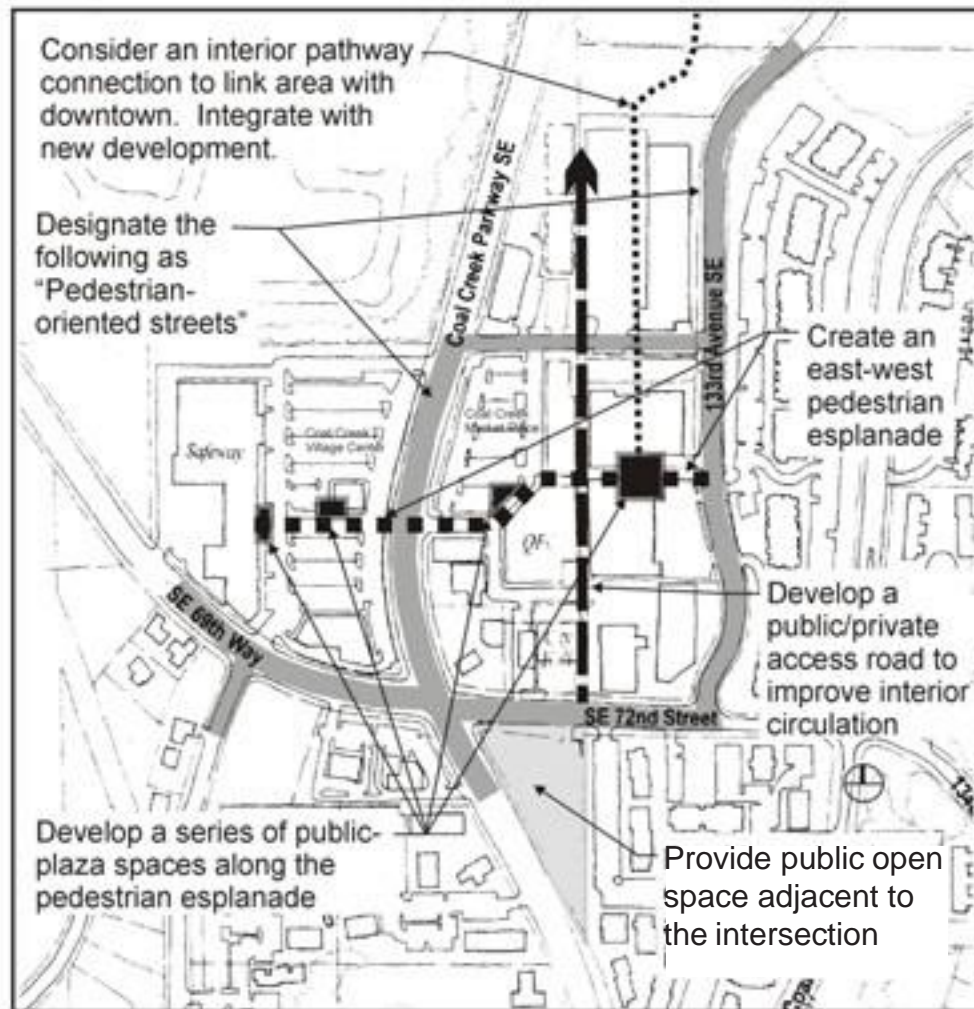
- B. Provide at least 500 square feet of public open space (see Guideline 2.0 D) at the southeast corner of Coal Creek Parkway and Newcastle Way in conjunction with new development.
- C. Consider an interior pedestrian pathway within new development immediately west of 132nd Avenue SE. Individual developments are encouraged to respond to the pathway's development in a creative manner that functions well with site uses. The pathway can be both indoors and outdoors and must be open to the general public daylight hours, and where possible, 24 hours a day. Provide pedestrian lighting to a minimum of four foot candles of light for safety. Pedestrian amenities, including seating, landscaping, art features, and weather protection are encouraged.



Example of Pedestrian Esplanade

- D. Develop a “Central Alley” access road linking Newcastle Way with SE 70th Street (and beyond, if possible). The development of an alley or semipublic/private access road traveling north-south behind the Coal Creek Market Place development (QFC) is recommended in conjunction with new mixed-use developments on current industrial properties in the 132nd Avenue SE corridor.

Due to the nature of the topography in this area, the alley would be developed below the street level on 132nd Avenue SE, allowing for efficient access to underground parking and service uses.



Downtown Sector Design Guidelines

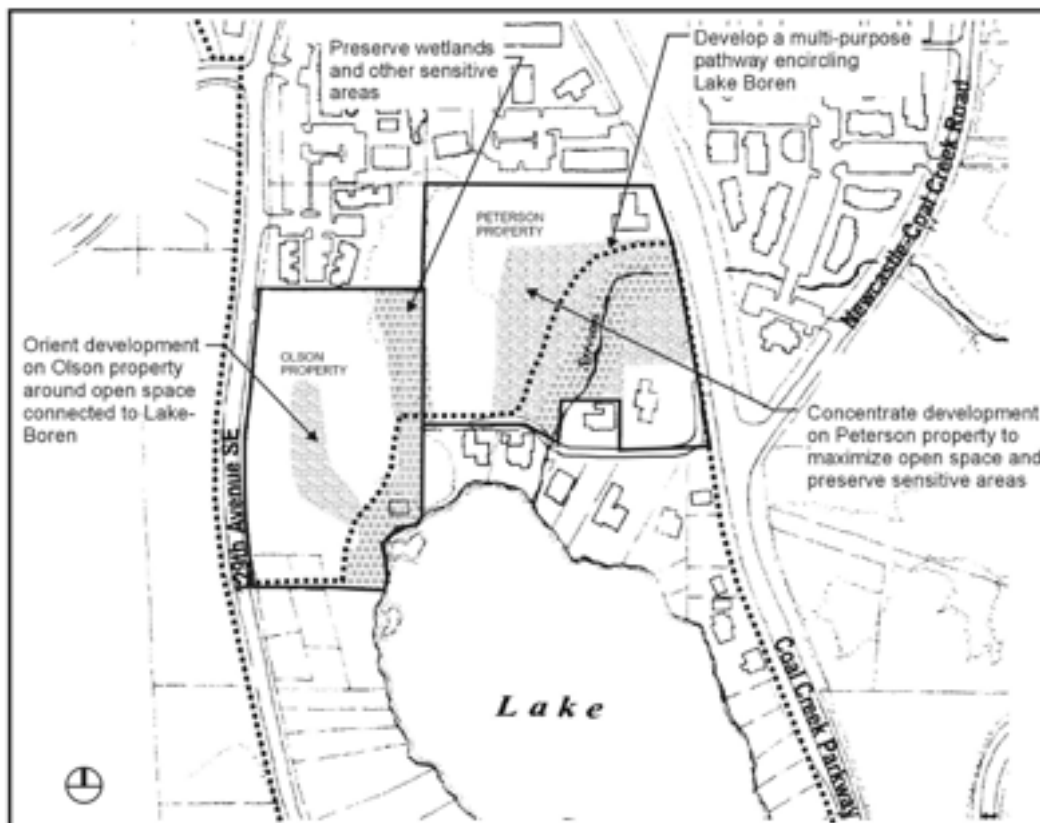
Lake Boren Sector

INTENT:

- To reduce the negative impacts to adjacent properties.
- To increase pedestrian and vehicular circulation.
- To upgrade the overall visual quality in Newcastle and maintain a human scale in new development.
- To take advantage of special opportunities to create a composition of buildings and landscape features.

GUIDELINES:

- Multi-family residential development on the Olson property east of 129th Avenue SE should be oriented towards usable open space connected to Lake Boren. The use of bioretention facilities within joint use open space is allowed.
- Develop a multi-purpose pathway that encircles Lake Boren. This pathway shall be an integral part of new development in the Lake Boren area and shall be located to increase visible access to Lake Boren.
- Preserve wetlands and other sensitive natural areas in the Lake Boren area consistent with NMC, Chapter 18.24. Utilize natural areas as a major site amenity. The use of native plant species for vegetation is required where feasible.
- Concentrate multi-family residential development on the Peterson property to maximize open space and preserve sensitive areas.



Lake Boren Design Guidelines

Coal Creek Sector

NOTE: Individual site improvements within the Coal Creek Sector shall be permitted in conjunction with an approved Master Plan consistent with the Policies contained in the Community Business Center Plan and the guidelines and standards listed below.

INTENT:

- To provide site specific design standards or guidelines for development on the Mutual Materials site consistent with the CBC Plan.
- To take advantage of special opportunities to create a composition of buildings and landscape features.

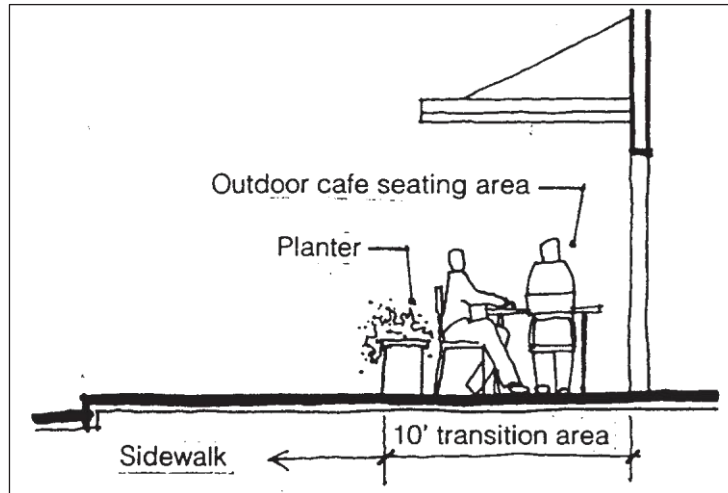
GUIDELINES:

- A. Develop a new access road (hereafter referred to as “Newcastle Connector”) connecting Coal Creek Parkway (at the SE 67th Street intersection) with Newcastle Coal Creek Road and golf course. Where possible, incorporate a landscaped median into the road’s design.
- B. Extend 132nd Avenue SE northward to Newcastle Connector.
- C. Encourage the development of an additional access road linking Coal Creek Parkway and 132nd Avenue SE near the southern boundary of the Coal Creek Sector.
- D. Provide a centralized public plaza adjacent to or near the Newcastle Connector/ 132nd Avenue SE intersection. Specifically:
 - a) Arcades, pergolas, or other street-level coverings are encouraged on all building facades fronting on the plaza to provide weather protection and an articulated building façade.
 - b) Brick materials associated with the historic use of the site are encouraged. Other options can be unit-pavers or concrete with special texture, pattern, and/or decorative features. Decorative and visually interesting permeable pavements are also allowed.
 - c) Separation of active and passive uses is encouraged through placement of planters, street furniture, landscaping, different paving textures, and subtle level changes.
 - d) Lighting shall be low in height, preferably below 20 feet. The overall lighting in the plaza shall average at least four foot-candles. The lighting plan should include pedestrian-oriented lights, such as globes and light bollards. Uplighting of trees is also encouraged. The color of light must be considered in the lighting design. High-pressure sodium, which has a pinkish cast, is recommended for general usage (very effective for lighting brick). Metal halide lighting is effective for uplighting foliage (makes it appear greener) and mercury vapor for lighting concrete. Low-pressure sodium, which casts a yellow light, is not recommended.

for City Council Review July 30, 2008

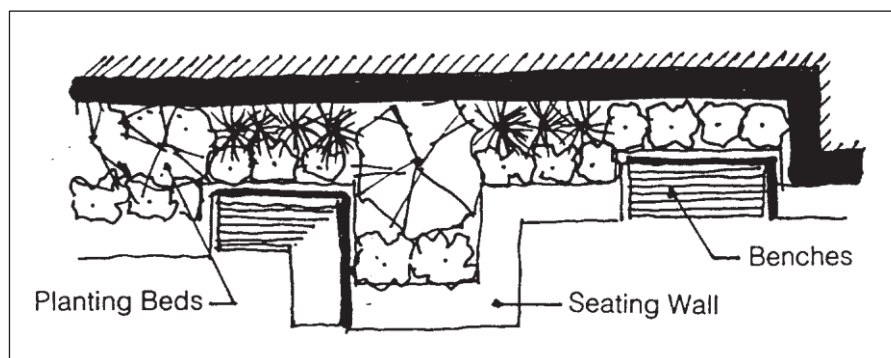
- e) The plaza should be designed as part of a visual corridor/axis running from 132nd Avenue SE to the forested areas of Coal Creek Park.
- f) A transition zone or buffer of approximately 10 feet will be left along the building edge to provide an outdoor area for café seating and a planted buffer. This zone could be marked with a change in paving.

Transition Zone Along Building Edge

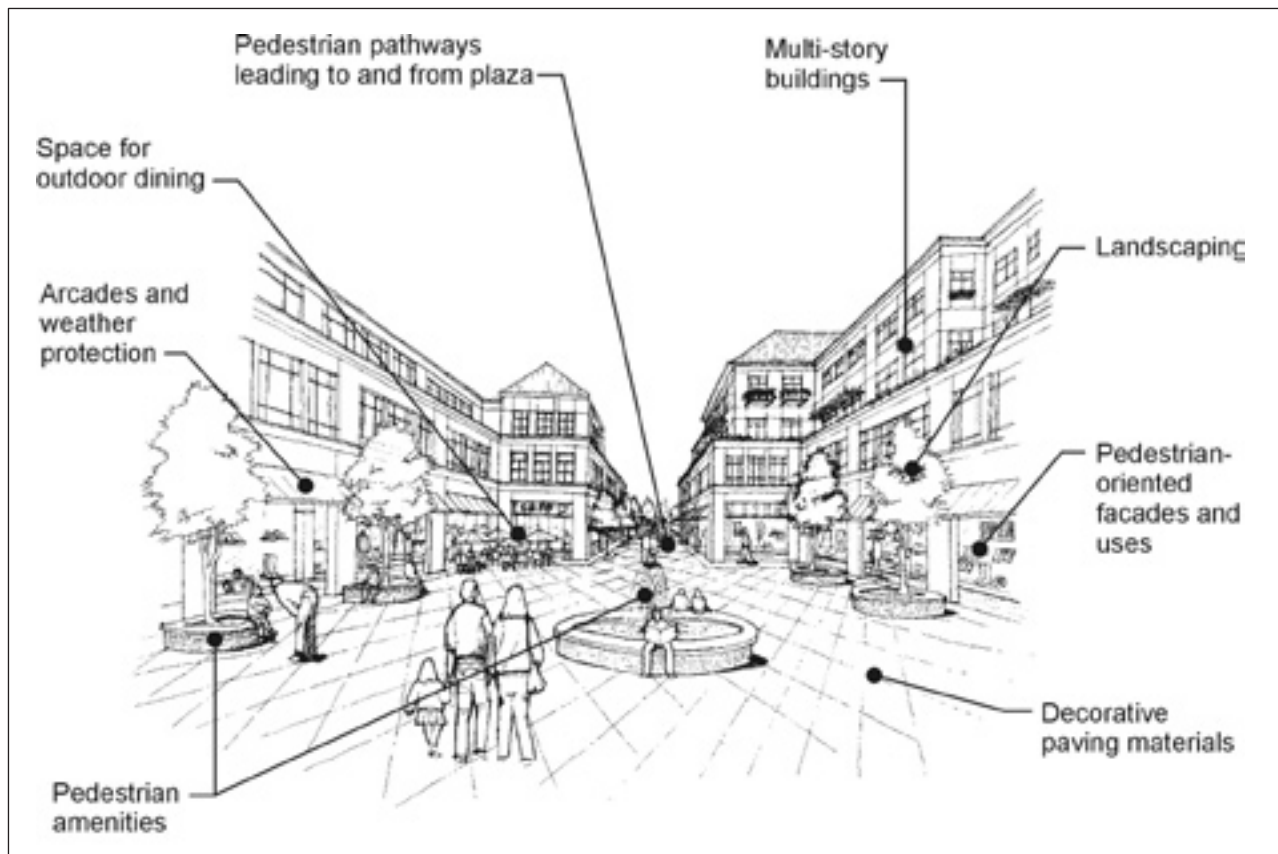


- g) Subareas shall be created within the plaza with seating and landscaping out of the traffic flow.
- h) The plaza should have an articulated edge (buildings, benches, landscaping, etc.) where feasible to provide visual interest and additional seating along the edges of the plaza where people may linger out of the traffic flow.

Articulated Edge

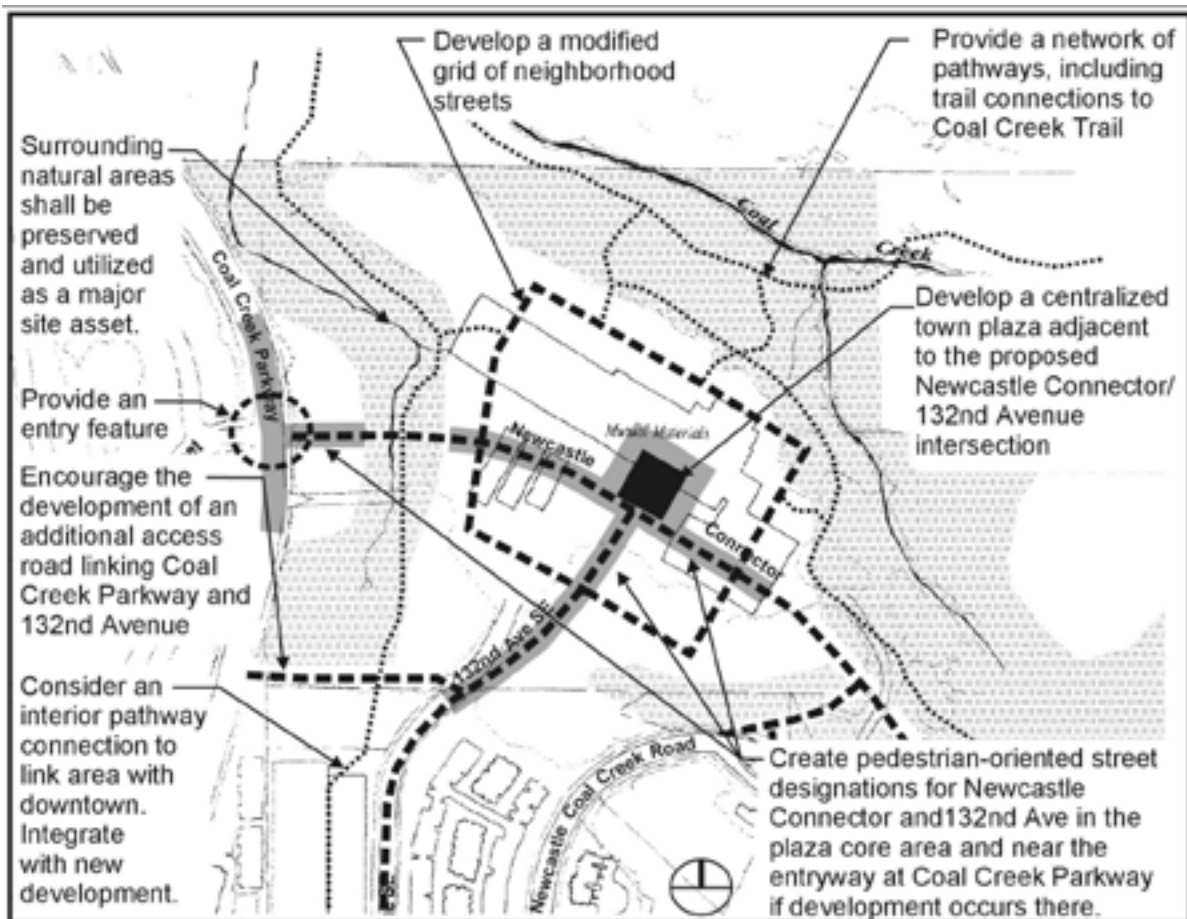


- i) Pedestrian amenities shall be provided: seating, lighting, plants, drinking fountains, distinctive paving, artwork, and a focal point or water feature.
- j) Edges of the plaza opening to pedestrian through-traffic should be defined without impeding traffic flow; i.e., with a planter or low seating wall, pergola with vines, water feature, or sculpture.
- k) Some covered area along the perimeter (e.g., a vine-covered pergola) is strongly encouraged to provide protection from rain and/or sun.
- l) One linear foot of seating (at least 16 inches deep) should be provided for every 30 square feet of plaza. Seating may include benches, low seating walls, steps, or, if properly designed, a planter edge or edge of a fountain.
- m) The sun angle at noon and the wind pattern should be considered in the design of the plaza.
- n) At least 50 percent of the total area of the building façade facing onto the plaza should be occupied by retail uses, preferably cafes and restaurants or other pedestrian-oriented uses.
- o) The plaza should be large enough to hold a congregation of 300 people.



Example of proposed pedestrian plaza in the Coal Creek Sector

- E. Preserve natural areas within the Coal Creek Sector and utilize as a major site amenity. Native vegetation along the creek, lake, or wetland edges shall be retained in a natural state and supplemented with wetland species if necessary to improve its function as a stormwater detention/drainage swale.
- F. Provide a network of pathways, including trail connections to the Coal Creek Trail. Depending on the nature of the site and adjacent uses, the type of pathway can range from a multi-purpose pathway to a nature trail.
- G. Provide a decorative gateway feature at the Coal Creek Parkway/ Newcastle Boulevard intersection. This feature is intended to announce the arrival to the City of Newcastle and development within the Coal Creek Sector. Backlit signs are not appropriate.
- H. Encourage the use of brick materials associated with historic use of the site.



Coal Creek Sector Design Guidelines



2.0 Site Design

A. SIDEWALKS

Intent: to provide safe, comfortable sidewalks that encourage walking

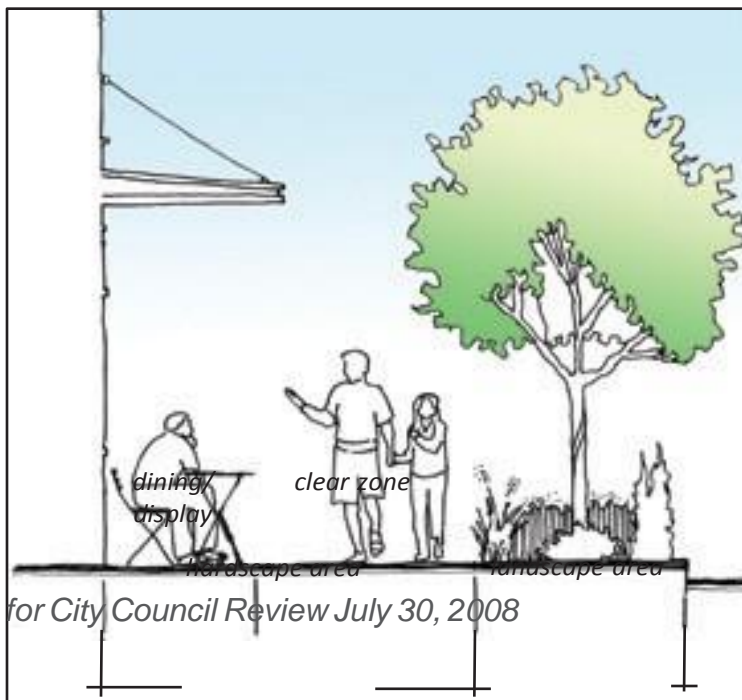
On All CBC Streets:

1. Provide no less than 8 feet of hardscape area, which may include permeable paving materials, and no less than 4 feet of landscape area.
2. Sidewalks shall maintain a clear zone of 6 feet for pedestrian travel. Areas outside of the clear zone may be used for dining or display for adjacent businesses. No obstructions, including signs and utility poles, shall be placed within the clear zone.

On All Pedestrian-Oriented Streets:

1. Provide no less than 10 feet of hardscape area, or permeable pavement which provides an ADA-accessible surface with a 6' clear zone and no less than 6 feet of landscape area.

note: overhead weather protection and utility access flush with the sidewalk are exempt from clear zone requirements



B. STREET TREES

Intent: to support the natural setting as fundamental to the character of Newcastle and to provide a consistent and unified street design within the Community Business Center

1. Street trees shall be spaced equivalent to one every 30 feet in tree grates or minimum 4-foot-wide (6' on pedestrian-oriented streets) planted area (turf grass not acceptable). Trees may have alternative spacing but no less than 15 feet apart.
2. Street tree species shall be approved by the City.
3. Street trees shall be pruned to be free of branches below 6 feet from the ground for surveillance purposes.

note: an alternative design may be used if it meets the intent and is approved by the Director of Community Development.



for City Council Review July 30, 2008



C. STREET FURNISHINGS

Intent: to reinforce a cohesive image and simplify maintenance and replacement

1. Use City-approved standardized fixtures for benches, trash receptacles and bike racks located in the public right-of-way.
2. Furnishings shall not be placed in the clear zone or in any way that might hamper pedestrian movements.

note: approved furnishings information is available from the Public Works Department.



for City Council Review July 30, 2008

D. PUBLIC OPEN SPACE

Intent: to provide a variety of open space available to the public

1. Such space shall be located where it is visible and accessible from either a public sidewalk or a pedestrian connection.
2. Public open spaces shall include seating, landscaping and pedestrian-scaled lighting.
3. Public open spaces shall include at least 3 of the following pedestrian elements:
 - Greater than 10% of the total area with overhead weather protection
 - Drinking fountain
 - Sculptural art
 - Water feature
 - Ornamental unit paving. Permeable surfaces are required where feasible.
 - Moveable chairs and tables
 - Retention of trees greater than 6" dbh
 - Greater than 30% of total area in landscaping

notes:

This guideline applies to open space requirements set forth in the FAR Incentives program of the City of Newcastle Land Use Code.

An alternative design may be used if it meets the intent and is approved by the Director of Community Development.



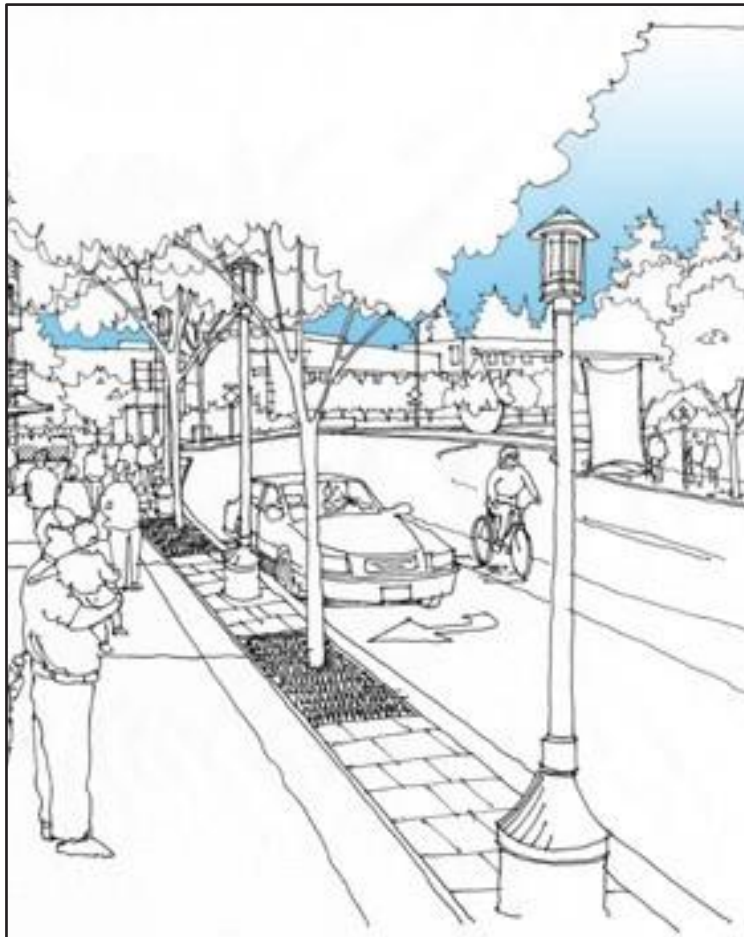
E. PEDESTRIAN LIGHTING

Intent: to reinforce a cohesive image and simplify maintenance and replacement

1. Use City-approved standardized fixtures for sidewalk lighting.
2. All sidewalks and pedestrian connections shall meet a 5 lux* minimum.
3. All sidewalks and pedestrian connections shall not exceed a 20 lux* maximum.
4. All pedestrian lighting fixtures with luminaires above 12' shall be full-cutoff type fixtures (as defined by the IESNA).

*Lux: ratio of lumens to square meter, approximately. equal to 10x footcandles.

Lux should be measured on the pavement with a uniformity ratio not greater than 4:1.



for City Council Review July 30, 2008

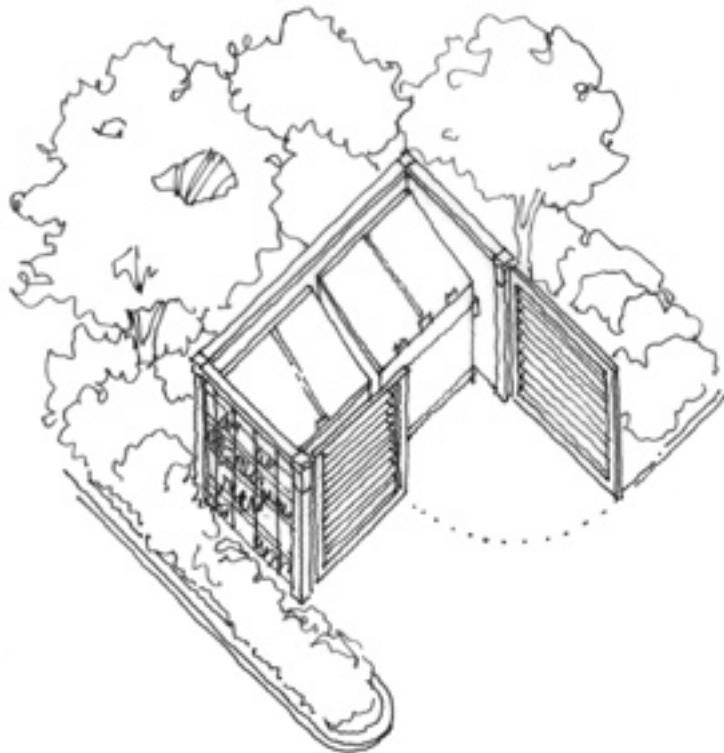


F. SCREENING OF TRASH & SERVICE AREAS

Intent: to screen trash/recycling and service areas from public view

1. Screen from view on all sides with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.

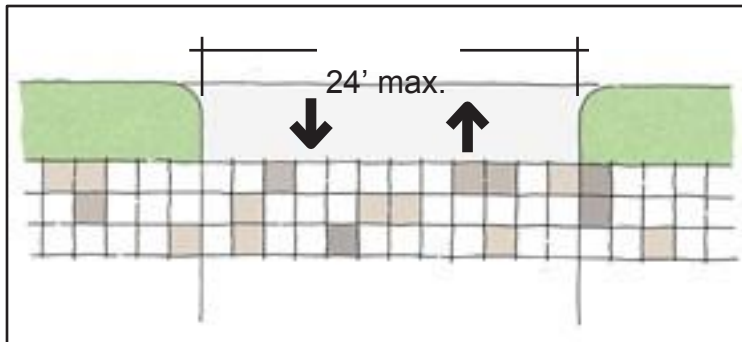
note: an alternative design may be used if it meets the intent and is approved by the Director of Community Development.



G. CURB CUTS

Intent: to maintain a continuous sidewalk by minimizing driveway access

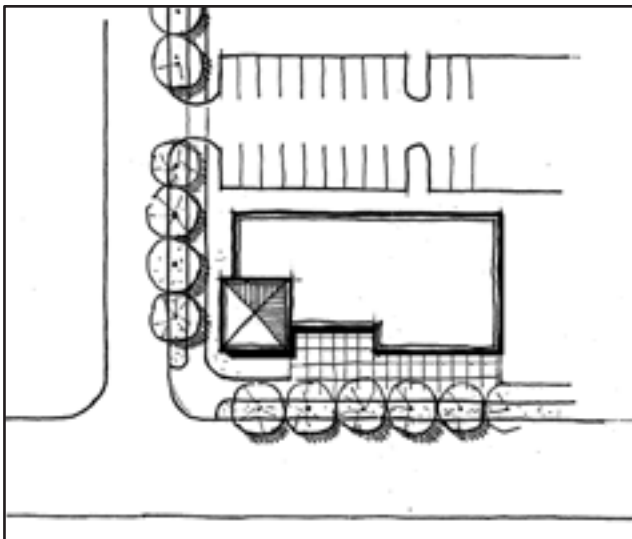
1. Distance between curb cuts should not be less than 250 feet in any single parcel or development.
2. The sidewalk pattern and material shall continue across the driveway.
3. Adjacent developments should share driveways to the greatest extent possible (cross-over agreements between properties strongly encouraged).
4. A two-way driveway shall not exceed 24' in width and no single lane driveway shall exceed 12' in width.



H. LOCATION OF PARKING

Intent: to reduce the visual impact of parking and enhance the pedestrian experience

1. Parking shall be located under, behind or to the side of buildings.



for City Council Review July 30, 2008

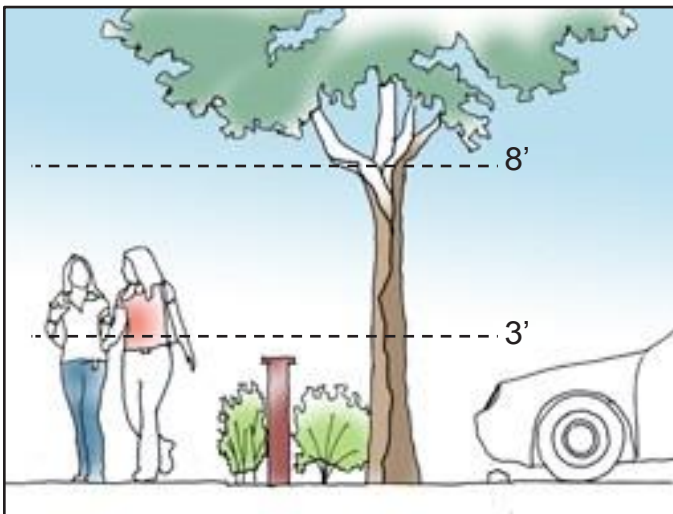


I. PARKING LOT SCREENING

Intent: to reduce the visual impact of surface parking lots

1. Surface parking along Pedestrian-Oriented Streets must be screened by one or a combination of the following:
 - a. Low walls made of concrete, masonry, or other similar material and not exceeding a maximum height of 3 feet.
 - b. Raised planter walls planted with a minimum 80% evergreen shrubs not exceeding a total height of 3 feet.
 - c. Landscape plantings consisting of trees of which at least 80% are deciduous and shrubs and groundcover materials of which at least 80% are evergreen.
- 2 All plant material and other physical elements used for parking lot screening shall provide clear views between 3 and 8 feet above the ground surface for surveillance purposes.

note: alternatives may be considered if designs meet the intent of the guideline and gain City approval



for City Council Review July 30, 2008



J. PARKING LOT LIGHTING

Intent: to improve safety and surface parking lot aesthetics, and reduce light pollution

1. Lighting fixtures above 12' shall have full cut-off design (as defined by the IESNA) to direct light downward.
2. Lighting intensity shall be between 3 and 20 lux*.
3. Pedestrian connections and public open space shall have a minimum average lighting of 5 lux.

*Lux: ratio of lumens to square meter, approximately. equal to 10x footcandles.

Lux should be measured on the pavement with a uniformity ratio not greater than 4:1.



for City Council Review July 30, 2008

K. PEDESTRIAN CONNECTIONS WITHIN PARKING LOTS

Intent: to create a network of safe and attractive linkages through surface parking lots for pedestrians

1. Clearly defined pedestrian connections shall be provided through parking lots to building entrances and sidewalks.
2. Pedestrian connections shall have direct pedestrian connections to parking, building entries, parking facilities, public sidewalks, and public open spaces. This network may include sidewalks in the public right-of-way.
3. All pedestrian connections shall meet or exceed public works design standards for 5 foot wide sidewalks. Permeable pavements are required where feasible.
4. All pedestrian connections within the site shall be safely lit with pedestrian-scaled lighting at a minimum of 5 lux*.

note: alternatives may be considered if designs meet the intent of the guideline and gain City approval

*Lux: ratio of lumens to square meter, approximately. equal to 10x footcandles.

Lux should be measured on the pavement with a uniformity ratio not greater than 4:1.



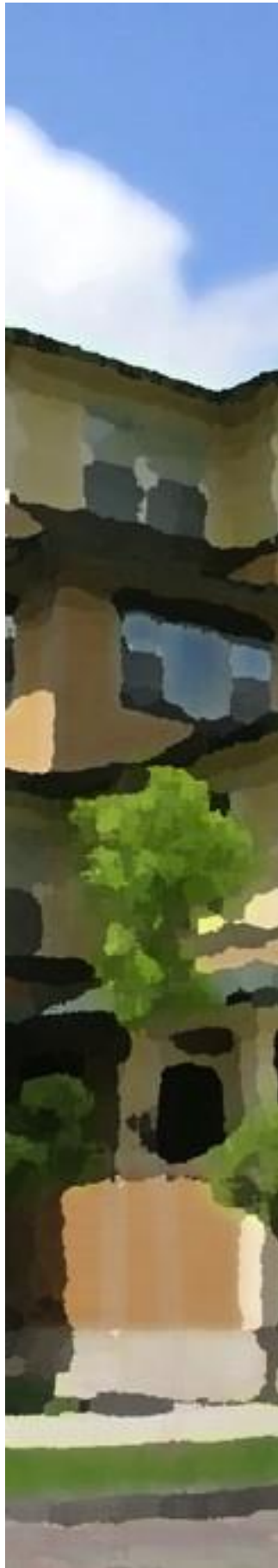
L. BUILDINGS SETBACKS

Intent: To reinforce an active pedestrian experience along Pedestrian-Oriented Streets

1. Buildings along Pedestrian-Oriented Streets shall be set to the back of the sidewalk, with the exception of providing open space for public use such as plazas, courtyards and seating areas.
2. Buildings shall setback to allow the required sidewalk width. Above 12' buildings may project over the sidewalk with awnings, canopies, bay windows, and/or decks.



for City Council Review July 30, 2008



3.0 Building Design

3.0 Building Design

A. ENTRANCES

Intent: To ensure that entrances are easily identifiable and accessible from streets and sidewalks

1. Locate primary entrances so that they are visible from the public right-of-way. The entry should be marked by architectural elements such as canopies, ornamental lighting fixtures and/or fixed seating that offer visual prominence.
2. Primary entrances shall have direct access to public sidewalks.
3. Entrances may be set back from the property line up to 10'.

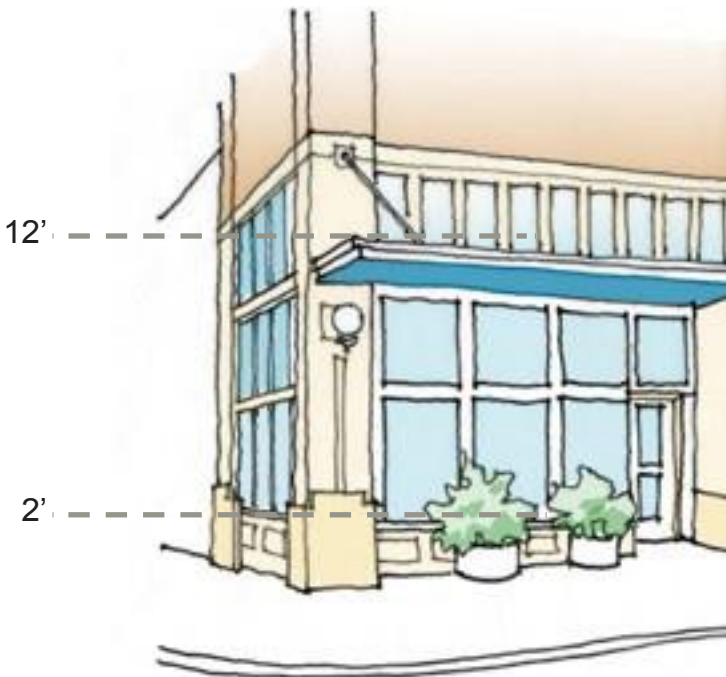


B. TRANSPARENCY

Intent: to provide a visual connection between activities inside and outside of buildings

For mixed-use and commercial buildings:

1. Along All Streets, buildings shall include windows with clear vision glass on at least 30 percent of the area between two and twelve feet above grade for all ground floor building facades that are visible from an abutting street.
2. Along Pedestrian-Oriented Streets, buildings shall include windows with clear vision glass on at least 50 percent of the area between two and twelve feet above grade for all ground floor building facades that are visible from an abutting street.



for City Council Review July 30, 2008

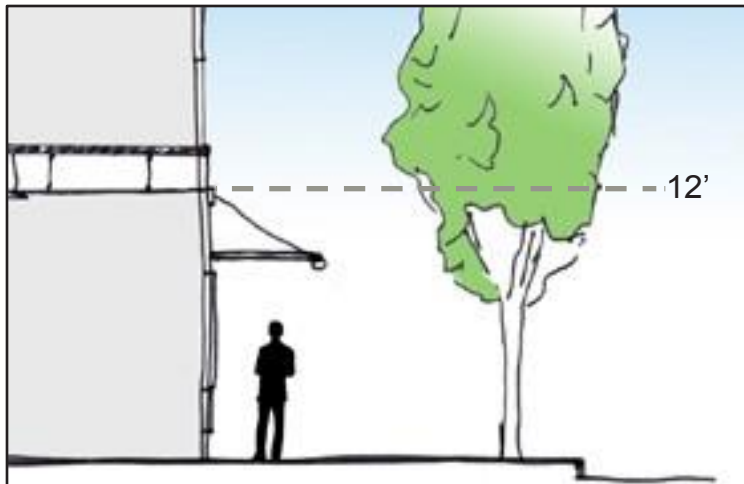


C. FLOOR HEIGHT

Intent: to provide a visual connection between activities inside and outside of buildings and to provide ample floor height for pedestrian-related retail activities.

For buildings abutting Pedestrian Oriented Streets:

1. Ground floors shall be a minimum of twelve feet in height measured from the finished floor to finished ceiling.



D. WEATHER PROTECTION

Intent: to improve the comfort and pedestrian activity along pedestrian-oriented streets.

1. Mixed-use and commercial buildings shall provide weather protection over all adjacent public sidewalks and pedestrian connections so that 75% of the length of the building frontage and adjacent sidewalk has weather protection.
2. Weather protection shall be placed between 8 and 12 feet above the sidewalk level and be a minimum of 6 feet in depth.

note: alternatives may be considered if designs meet the intent of the guideline and gain City approval



E. MASSING/ARTICULATION

Intent: to reduce the apparent bulk of multi-story buildings and maintain pedestrian scale

For buildings above 30 feet in height:

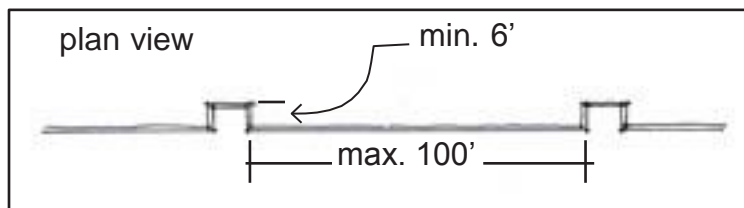
1. Distinguish a “base” at ground level using articulation and a change in materials*.
2. The “top” of the building will emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback or pitched roof line.
3. The “middle” of the building may be distinguished by a change in materials or color, windows, balconies, stepbacks and signage.

and

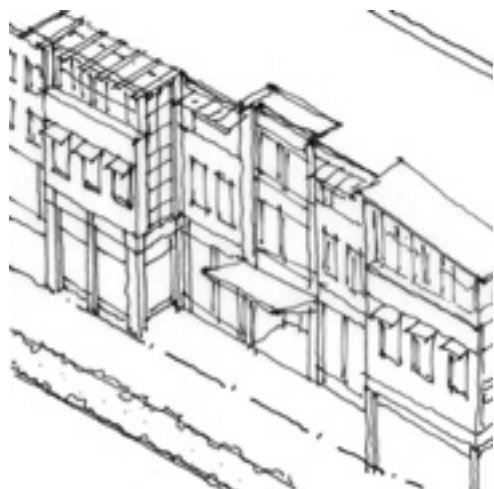
For buildings with a facade longer than 100 feet, that is visible from the public right of way:

1. Minimum depth of modulation shall be 6 feet.
2. A minimum of one modulation per 100 feet of facade length.

**Materials like stone masonry, decorative concrete*



for City Council Review July 30, 2008



F. GROUND LEVEL DETAILS

Intent: to reinforce the character of the streetscape and provide pedestrian amenities

1. Facades of commercial and mixed-use buildings that face the street shall be designed to be pedestrian-friendly through the inclusion of at least four of the following elements:
 - a. kick plates for storefront windows
 - b. projecting window sills
 - c. pedestrian scale signs
 - d. exterior lighting sconces
 - e. containers for seasonal plantings
 - f. ornamental metal or tile work
 - g. window boxes
 - h. quality cladding over 20% of the ground floor facade that is visible from a public street*

**may include stone, wood, brick or other material approved by the Director of Community Development*



for City Council Review July 30, 2008



G. ROOFLINE

Intent: to ensure that rooflines present a distinct profile and appearance for the building and expresses the neighborhood character

1. Buildings with pitched roofs shall have a minimum slope of 4:12 and a maximum slope of 12:12
2. Buildings with flat roofs shall have projecting cornices to create a prominent edge when viewed against the sky. Cornices shall be made of a different material and color than the predominate siding of the building.
3. The use of vegetated roofs is allowed to reduce stormwater runoff.

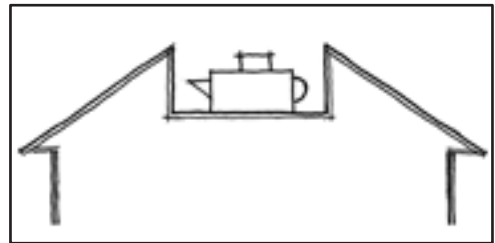


for City Council Review July 30, 2008

H. SCREENING ROOFTOP EQUIPMENT

Intent: to screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas

1. Mechanical equipment shall be screened by an extended parapet wall or other roof forms that are integrated with the architecture of the building.



for City Council Review July 30, 2008

I. BLANK WALL TREATMENTS

Intent: to reduce the visual impact of blank walls by providing visual interest

1. Blank walls longer than 30 feet shall incorporate two or more of the following:
 - a. vegetation, such as trees, shrubs, ground cover and/or vines adjacent to the wall surface
 - b. artwork, such as bas-relief sculpture, murals, or trellis structures
 - c. seating area with special paving and seasonal plantings
 - d. architectural detailing, reveals, contrasting materials or other special interest

note: blank walls are any walls greater than 4 feet in height, visible from a public right of way or open space that have no ground level windows or doors for a distance of 30 feet or more.



for City Council Review July 30, 2008

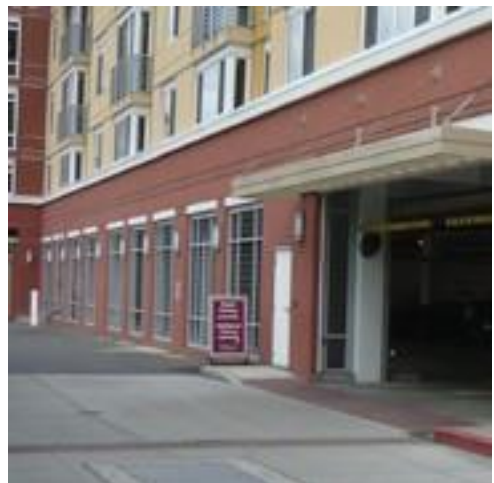
J. SCREENING OF PARKING STRUCTURES

Intent: to reduce the visual impact of structured parking located above grade

1. At ground level, parking structures shall comply with guidelines addressed under 'Ground Level Details.'
2. Upper levels of structured parking should be screened or treated architecturally by; window openings, planting designed to grow on the facade, louvers, expanded metal panels, decorative metal grills, spandrel (opaque) glass, and other devices, as approved, that meet the intent.
3. Lighting within structured parking should be placed so that glare and light trespass are minimized.
4. The use of vegetation planters and vegetated roofs is encouraged on the top level of parking structures to reduce stormwater runoff.



for City Council Review July 30, 2008



J. BUILDING CORNERS

Intent: to require architecturally significant features at main street corners

1. New buildings that are located at the intersection of two public streets are required to include at least one of the following on the building corner facing the public street corner:
 - a. Bay windows
 - b. Roof decks or balconies on upper stories
 - c. Corner entrance
 - d. Special cladding material color or details
 - e. Tower structure
 - f. Bevel, notch or rounded corner

note: alternatives may be considered if designs meet the intent of the guideline and gain City approval



for City Council Review July 30, 2008

